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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

To

The Chairperson

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

No. 133, G Block, Chinthamani Complex, 1st Avenue,

Anna Nagar East, Chennai, Tamil Nadu – 600 102

Subject: Clarification regarding W.P.(MD) No. 24888/2023 and submission of related documents

Respected Sir/Madam,

With reference to the scrutiny query raised, we respectfully submit the following clarification for your kind consideration:

1. The subject project site in **Survey Nos. 737/1 (Part) & 737/2** pertains to **W.P.(MD) No. 13946/2025** only.
2. The adjacent property is covered under **W.P.(MD) No. 13947/2025**.
3. The order copies for the above-mentioned writ petitions have already been submitted for your reference.
4. The matter in **W.P.(MD) No. 24888/2023** is presently pending before the Hon'ble Madurai Bench of Madras High Court, and no final order has been issued to date.
5. In this regard, a **Legal Opinion vide Opinion No. 35AAGV/2025 dated 18.09.2025 issued by Thiru. R. Baskaran, M.L., Advocate, Madurai Bench of Madras High Court**, has clearly opined that:
    - Though a **60'-0" scheme road** was proposed, **no land acquisition proceedings have been initiated or completed** by the authorities.
    - As per settled legal principles, if land reserved for public purpose is **not acquired within a reasonable period**, the reservation **automatically lapses**.
    - Accordingly, the **proposed 60'-0" scheme road is deemed to have lapsed**, and the land becomes free from such reservation.
6. Further, it is submitted that the **competent authority has already examined and taken necessary action regarding the said 60'-0" scheme road**, and the matter has been duly verified at the departmental level.
7. Based on the above legal position and verification, the **DTCP Tirunelveli Authority has granted approval** for the project. The approval was issued only after due consideration of the Legal Opinion and all relevant records.
8. It is therefore submitted that:
    - The **subject property is not affected by any subsisting 60'-0" scheme road reservation**
    - The **proposed scheme has lapsed due to non-acquisition**
    - The project has already been **approved by the competent authority after legal scrutiny**
9. Hence, **W.P.(MD) No. 24888/2023 is not directly applicable to the subject site**, and insisting on the final order copy of the said case is not relevant to the present application.

In view of the above facts and legal position, we kindly request you to consider our application and accept the submitted documents without insisting on the order copy of **W.P.(MD) No. 24888/2023**, which is presently unavailable.

Thanking you,

For RSR INFRA DEVELOPERS PRIVATE LIMITED

MANAGING DIRECTOR

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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/tools

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Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.